

**ORANGE COUNTY EMPLOYEES RETIREMENT SYSTEM  
2223 E. WELLINGTON AVENUE, SUITE 100  
SANTA ANA, CALIFORNIA 92701**

**BUILDING COMMITTEE MEETING  
Thursday, December 21, 2023  
9:00 A.M.**

**MEMBERS OF THE COMMITTEE**

Wayne Lindholm, Chair  
Chris Prevatt, Vice Chair  
Arthur Hidalgo  
Jeremy Vallone

Members of the public who wish to observe and/or participate in the meeting may do so (1) from the OCERS Boardroom or (2) via the Zoom app or telephone (information below) from any location.

<b>OCERS Zoom Video/Teleconference Information</b>	
<b>Join Using the Zoom App (Video &amp; Audio)</b>  <a href="https://ocers.zoom.us/j/81535002380">https://ocers.zoom.us/j/81535002380</a>  <b>Meeting ID: 815 3500 2380</b> <b>Passcode: 223826</b>  Go to <a href="https://www.zoom.us/download">https://www.zoom.us/download</a> to download Zoom app before meeting. Go to <a href="https://zoom.us">https://zoom.us</a> to connect online using any browser.	<b>Join by Telephone (Audio Only)</b> Dial by your location +1 669 900 6833 US (San Jose) +1 253 215 8782 US (Tacoma) +1 346 248 7799 US (Houston) +1 929 436 2866 US (New York) +1 301 715 8592 US (Washington DC) +1 312 626 6799 US (Chicago) <b>Meeting ID: 815 3500 2380</b> <b>Passcode: 223826</b>

**AGENDA**

This agenda contains a brief general description of each item to be considered. The Committee may take action on any item listed on this Agenda; however, except as otherwise provided by law, no action shall be taken on any item not appearing on the Agenda. The Committee may consider matters included on the agenda in any order, and not necessarily in the order listed.

**OPEN SESSION**

1. CALL MEETING TO ORDER AND ROLL CALL
2. BOARD MEMBER STATEMENT REGARDING PARTICIPATION VIA ZOOM (IF NECESSARY)  
(Government Code section 54953(f))
3. PUBLIC COMMENTS

Members of the public who wish to provide comment during the meeting may do so by "raising your hand" in the Zoom app, or if joining by telephone, by pressing \* 9 on your telephone keypad. Members of the public who participate in the meeting from the OCERS Boardroom and who wish to provide comment during the

**meeting may do so from the podium located in the OCERS Boardroom.** When addressing the Committee, please state your name for the record prior to providing your comments. Speakers will be limited to three (3) minutes.

At this time, members of the public may comment on (1) matters not included on the agenda, provided that the matter is within the subject matter jurisdiction of the Committee; and (2) any matter appearing on the Consent Agenda.

In addition, public comment on matters listed on this agenda will be taken at the time the item is addressed.

### **CONSENT AGENDA**

All matters on the Consent Agenda are to be approved by one action unless a Committee member requests separate action on a specific item.

#### **C-1 BUILDING COMMITTEE MEETING MINUTES**

Building Committee Meeting Minutes

October 30, 2023

**Recommendation:** Approve minutes.

### **ACTION ITEMS**

#### **A-1 INDIVIDUAL ACTION ON ANY ITEM TRAILED FROM THE CONSENT AGENDA**

#### **A-2 OCERS REPLACEMENT HEADQUARTERS PROJECT- SPACE STUDY/NEEDS PROGRAMMING**

*Presented by Steve Delaney, Chief Executive Officer, OCERS and Owner's Representative/Program Manager, Griffin Structures*

**Recommendation:** Staff recommends the Committee to

1. Direct Staff to proceed with the presented 65,309 SF programming or a different square footage desired by the Committee.
2. Authorize staff to fine tune and minimally adjust the Program as needed up to a maximum of additional 10% beyond the square footage target to achieve maximum operational efficiency and functions where occur.

#### **A-3 DESIGNATING OCERS REAL ESTATE NEGOTIATOR UNDER GOVERNMENT CODE SECTION § 54956.8**

*Presented by Manuel Serpa, General Counsel, OCERS*

**Recommendation:** The Committee identifies a designated negotiator to assist in negotiating leases with existing tenants of the property located at 1200 N. Tustin Ave., Santa Ana, CA 92705.

### **INFORMATION ITEMS**

Each of the following informational items will be presented to the Committee for discussion.

#### **Presentations**

**I-1 OCERS REPLACEMENT HEADQUARTERS PROJECT - SITE PLAN CONCEPTS**

*Presented by Fong Tse, Senior Manager of Facilities & Operations Support Services, OCERS and RIOS Architects*

**I-2 OCERS REPLACEMENT HEADQUARTERS PROJECT UPDATE**

*Presented by OCERS' Project Owner's Representative/Program Manager, Griffin Structures*

**CLOSED SESSION**

**E-1 CONFERENCE WITH REAL PROPERTY NEGOTIATOR (Government Code Section § 54956.8)**

**Property:** 1200 N. Tustin Ave., Santa Ana, CA 92705

**Agency negotiator:** Negotiator identified in Action Item **A-3**

**Negotiating parties:** All existing tenants under lease at the above-noted property.

**Under negotiation:** Price and payment terms of lease, lease renewal, or lease renegotiation.

**Recommendation:** Take appropriate action.

**COMMITTEE MEMBER COMMENTS**

**CHIEF EXECUTIVE OFFICER/STAFF COMMENTS**

**COUNSEL COMMENTS**

**ADJOURNMENT**

**NOTICE OF NEXT MEETINGS**

**DISABILITY COMMITTEE MEETING**

**January 17, 2024**

**8:30 A.M.**

**ORANGE COUNTY EMPLOYEES RETIREMENT SYSTEM**

**2223 E. WELLINGTON AVENUE, SUITE 100, SANTA ANA, CA 92701**

**REGULAR BOARD MEETING**

**January 17, 2024**

**9:30 A.M.**

**ORANGE COUNTY EMPLOYEES RETIREMENT SYSTEM**

**2223 E. WELLINGTON AVENUE, SUITE 100, SANTA ANA, CA 92701**

*AVAILABILITY OF AGENDA MATERIALS - Documents and other materials that are non-exempt public records distributed to all or a majority of the members of the OCERS Board or Committee of the Board in connection with a matter subject to discussion or consideration at an open meeting of the Board or Committee of the Board are available at the OCERS' website: <https://www.ocers.org/board-committee-meetings>. If such materials are distributed to members of the Board or Committee of the Board less than 72 hours prior to the meeting, they will be made available on the OCERS' website at the same time as they are distributed to the Board or Committee*

*members. Non-exempt materials distributed during an open meeting of the Board or Committee of the Board will be made available on the OCERS' website as soon as practicable and will be available promptly upon request.*

It is OCERS' intention to comply with the Americans with Disabilities Act ("ADA") in all respects. If, as an attendee or participant at this meeting, you will need any special assistance beyond that normally provided, OCERS will attempt to accommodate your needs in a reasonable manner. Please contact OCERS via email at [adminsupport@ocers.org](mailto:adminsupport@ocers.org) or call 714-558-6200 as soon as possible prior to the meeting to tell us about your needs and to determine if accommodation is feasible. We would appreciate at least 48 hours' notice, if possible. Please also advise us if you plan to attend meetings on a regular basis.

**ORANGE COUNTY EMPLOYEES RETIREMENT SYSTEM  
BOARD OF RETIREMENT  
2223 E. WELLINGTON AVENUE, SUITE 100  
SANTA ANA, CALIFORNIA**

**BUILDING COMMITTEE MEETING  
Monday, October 30, 2023  
9:30 a.m.**

**MINUTES**

Chair Lindholm called the meeting to order at 9:38 a.m.

Recording Secretary administered the Roll Call attendance.

Attendance was as follows:

Present: Wayne Lindholm, Chair; Arthur Hidalgo, Jeremy Vallone, Chris Prevatt (Zoom)

Also

Present: Steve Delaney, Chief Executive Officer; Manuel Serpa; General Counsel; Fong Tse, Sr. Manager of Facilities and OSS; Javier Lara, IT Operations Supervisor; Marielle Horst, Recording Secretary

Guests: John Hughes and Deryl Robinson; Griffin Structures

**PUBLIC COMMENT**

None.

**CONSENT AGENDA**

**C-1 COMMITTEE MEETING MINUTES:**

Building Committee Meeting Minutes

August 1, 2023

**Recommendation:** Approve minutes.

**MOTION** by Mr. Hidalgo, **seconded** by Mr. Prevatt, to approve staff's recommendation to approve the minutes.

The motion passed **unanimously**.

Orange County Employees Retirement System  
October 30, 2023  
Building Committee Meeting – Minutes

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### ACTION ITEMS

#### **A-1 INDIVIDUAL ACTION ON ANY ITEM TRAILED FROM THE CONSENT AGENDA**

None

#### **A-2 REVIEW OF THE BUILDING COMMITTEE CHARTER**

*Presented by Fong Tse, Sr. Manager of Facilities and OSS*

**Recommendation:** Approve, and recommend that the Board adopt, revisions to the Building Committee Charter.

**MOTION** by Mr. Hidalgo, **seconded** by Mr. Prevatt, to approve staff’s recommendation with the suggested addition of acronym definitions. Additionally, the Committee has requested to review the Building Committee Charter an on annual basis.

The motion passed **unanimously**.

*Mr. Vallone arrived at 9:49 a.m.*

### INFORMATION ITEMS

#### **I-1 OCERS HEADQUARTERS PROJECT UPDATE**

*Presented by John Hughes and Deryl Robinson of Griffin Structures*

Mr. Hughes and Mr. Robinson presented Griffin’s progress within the first 100 days of the project. To date, Griffin has met with the city to discuss entitlements, begun site due diligence, including Topographic Survey, a reinvestigation of Environmental Regulated materials, Phase 1 ESA, as well as fact finding coordination of dry utilities. Lastly, programming and needs assessment are close to completion, with Space programming and Parking/Site Consideration being wrapped up in November. Next steps include approval of the program from Senior Leadership, developing site test fit options and zoning, and preparing preliminary budgets. Griffin will present back to the Building Committee in December.

### WRITTEN REPORTS

None

#### **COMMITTEE MEMBER COMMENTS**

Mr. Hidalgo inquired regarding the expiration of the leased space contracts.

#### **CEO/COUNSEL/STAFF COMMENTS**

None

The meeting **ADJOURNED** at 10:55 a.m.

Orange County Employees Retirement System  
October 30, 2023  
Building Committee Meeting – Minutes

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Submitted by:

Submitted by:

Approved by:

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Brenda Shott  
Staff Liaison to the Committee

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Steve Delaney  
Secretary to the Committee

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Wayne Lindholm  
Chair



## Memorandum

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**DATE:** December 21, 2023  
**TO:** Members of the Building Committee  
**FROM:** Steve Delaney, Chief Executive Officer  
**SUBJECT:** OCERS REPLACEMENT HEADQUARTERS PROJECT – SPACE STUDY/NEEDS PROGRAMMING

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### Recommendation

1. Direct Staff to proceed with the presented 65,309 SF program or a different square footage as desired by the Committee.
2. Authorize staff to fine tune and minimally adjust the Program as needed up to a maximum of additional 10% beyond the square footage target to achieve maximum operational efficiency and functions where occurs.

### Background/Discussion

Griffin Structures (Griffin) has worked diligently on the Space Study/Needs Programming portion of this project upon the owner's representative/program manager contract execution. Specifically, Griffin has field visited and measured our existing headquarters building; received from and met with each of our department directors and senior executives to thoroughly understand our operational and spatial needs for the next ten (10) years; and developed the likely square footage target using established customary building space design parameters as well as the as-built conditions for a number of recently completed office building projects within close proximity to our campus.

Griffin will present the steps and the criteria it used to develop the 65,309 SF target as well as to facilitate discussion of other total square footage options.

As the project drawings are developed and the space integration details emerge, it will be inevitable that some adjustments will need to be made to better utilize the overlap/shared spaces between departments or to size certain spaces differently than originally planned to take advantage of efficiency and/or functionality opportunities. Staff is therefore requesting authorization for the ability to adjust up to 10-percent (10%) of the total building square footage target to achieve best use objectives.

### Submitted by:

The logo for Orange County OCERS (Employees Retirement System) features a sunburst icon above the text "ORANGE COUNTY" and "OCERS" in a large, stylized font, with "EMPLOYEES RETIREMENT SYSTEM" in a smaller font below.

**SD-Approved**

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Steve Delaney  
Chief Executive Officer





**SPACE PROGRAM PRESENTATION**

**Orange County Employees Retirement System (OCERS) New Headquarters Project**

December 21, 2023

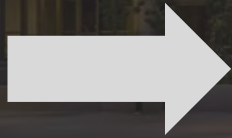
**GRIFFIN**  
STRUCTURES



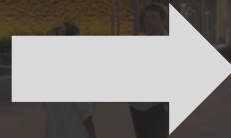
EXCELLENCE IN PROJECT DELIVERY

# Agenda

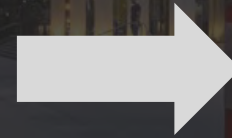
**01.**  
**Workstation  
Standards**



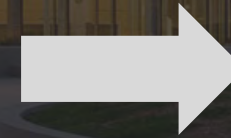
**02.**  
**Program  
Projections**



**03.**  
**Shared  
Spaces**



**04.**  
**Summary**





# What is a Workstation Standard?



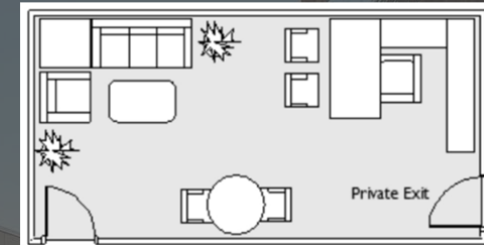
- Purpose is to ensure consistency, efficiency, and flexibility within your facility
- Office vs cubicle vs drop-in/touchdown



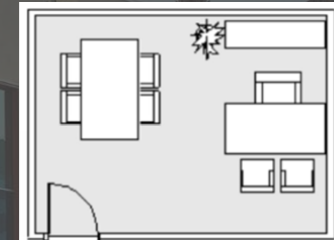
EXCELLENCE IN PROJECT DELIVERY

# Private Offices

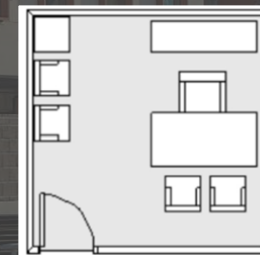
Space Type	Typical Assignment	Description/ Typ. Furnishings
PO-8 (360 SF)	CEO	Executive Desk & Chair, Credenza, 2 Guest chairs at desk plus side seating for 2 or small conference table
PO-6 (240 SF)	Senior Leadership	Like above but larger to accommodate more filing and seating as may be required. Seats up to 4 guests.
PO-4 (180 SF)	Directors	Accommodates an executive desk and chair, 2 guest chairs at desk and side seating for 2 people
PO-2 (120 SF)	Managers/Analysts/ All Others Requiring an Office	Accommodates a U-shaped desk and 1 guest chair with filing system above desk.



PO-8



PO-6



PO-4



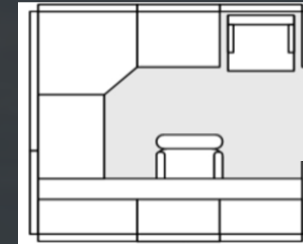
PO-2



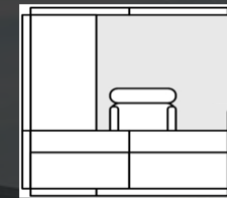
EXCELLENCE IN PROJECT DELIVERY

# Cubicles

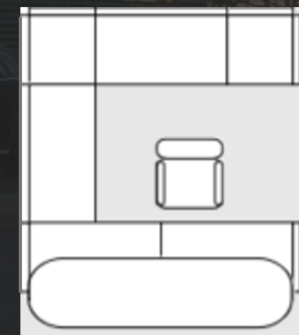
Space Type	Typical Assignment	Description/ Typ. Furnishings
WS 1 (64 SF)	All general staff	Accommodates an 8x8 workstation with a task chair, guest chair, and storage.
WS 2 (36 SF)	Trading desk, editing workstation, or drop-in stations	Accommodates a 6x6 workstation with task chair and storage.
Reception (120 SF)	Receptionist	Reception counter with 10x12 desk, task chair, and storage underneath for receptionist.



WS 1



WS 2



Reception



EXCELLENCE IN PROJECT DELIVERY

# The Office Environment



**Modern**

**Traditional**

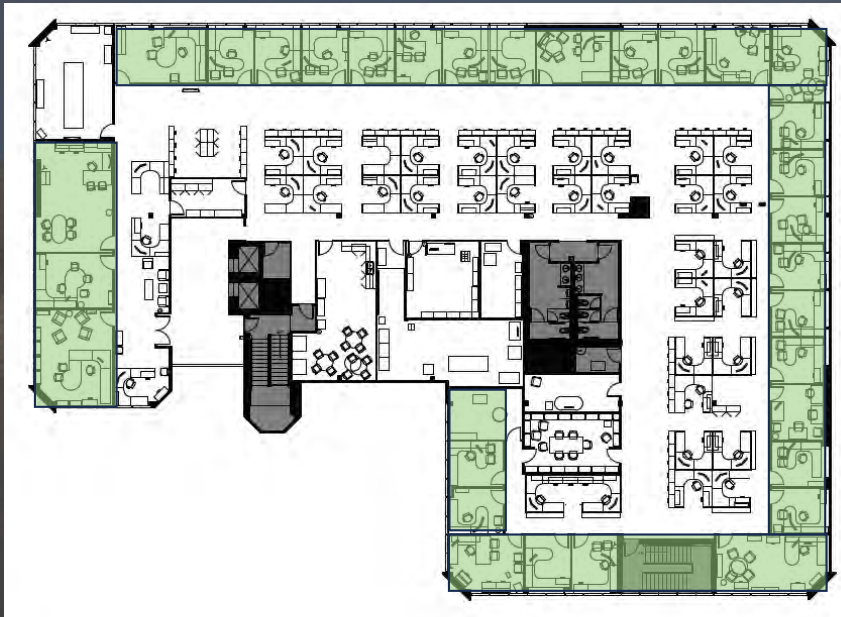
1

Workstation Standards

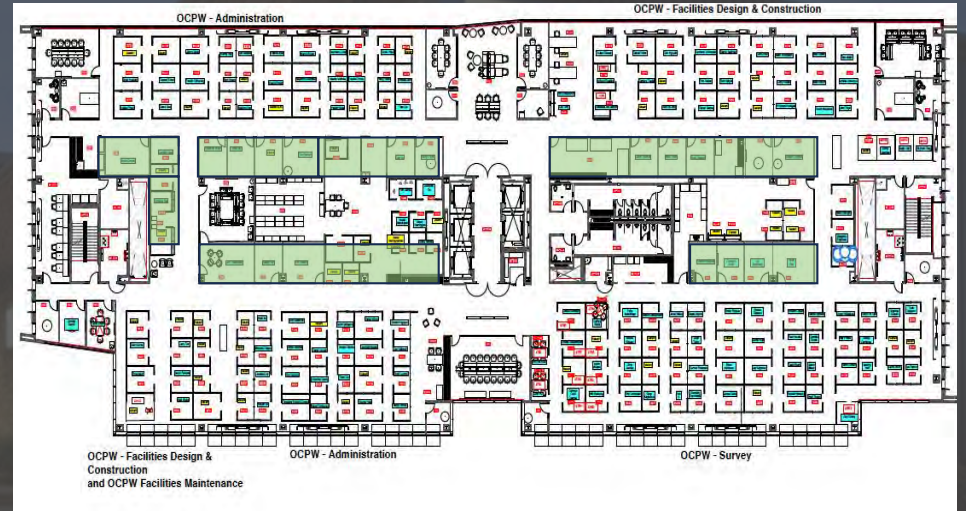


# The Office Environment

## Current OCERS Floorplan



## Current OC Civic Center Floorplan





# Office to Workstation Ratio

## Industry Standards

	Traditional Office	Hybrid	Open Office
Private Offices	50-70%	20-40%	10-30%
Cubicles	20-30%	40-60%	60-80%
Remote Work	N/A	10-20%	10-20%





# Office to Workstation Ratio

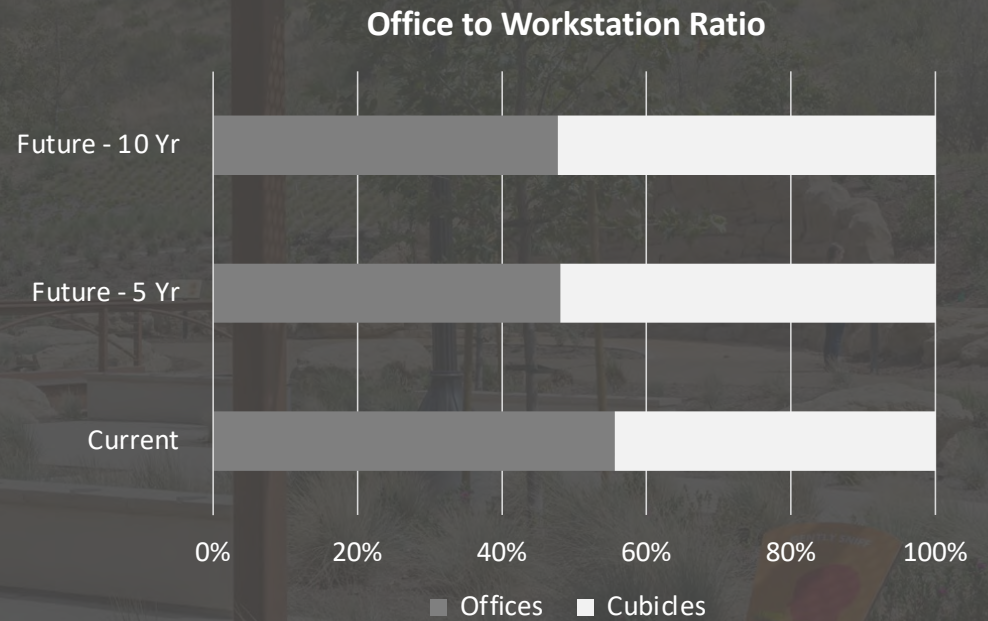
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Cubicles	30-50%	50-70%	60-80%
Remote Work	N/A	<del>10-20%</del>	10-20%



# Office to Workstation Ratio

Scenario	Offices	Cubicles
Future - 10 Yr	48%	52%
Future - 5 Yr	48%	52%
Current	56%	44%





**OCERS  
Program  
Projections**





# Space Projections

EXCELLENCE IN PROJECT DELIVERY

line	Facility	Department	Division	Space Ty	Staff/Iter	Notes	Existing SF	Current	Future Need 5-Year	Future Need 10-Year	% Change from Existing to Future 10-Yr	
1	<b>ORANGE COUNTY EMPLOYEE RETIREMENT SYSTEM (OCERS)</b>											
2												
3						<b>OCERS BOARD OF RETIREMENT</b>	2,479	4,621	4,771	4,771	<b>92%</b>	
4												
5						<b>ADMINISTRATION</b>						
6						Chief Executive Office	657	1,220	1,388	1,388	<b>111%</b>	
7						General Counsel	1,217	1,324	1,444	1,804	<b>48%</b>	
8						Internal Audit	676	660	660	660	<b>-2%</b>	
9						Administration Total	2,550	3,204	3,492	3,852	<b>51%</b>	
10												
11						<b>INVESTMENTS</b>	2,101	1,550	2,586	3,786	<b>80%</b>	
12												
13						<b>EXTERNAL OPERATIONS</b>						
14						Executive	296	360	360	360	<b>22%</b>	
15						Disability	774	712	1,100	1,340	<b>73%</b>	
16						Communications	647	566	630	998	<b>54%</b>	
17						Member Services	3,483	2,516	3,676	3,796	<b>9%</b>	
18						Member Services - Member & Employer Relations (MER)	2,449	2,060	2,372	2,372	<b>-3%</b>	
19						External Operation Total	7,649	6,214	8,138	8,866	<b>16%</b>	
20												
21						<b>INTERNAL OPERATIONS</b>						
22						Executive	352	360	360	360	<b>2%</b>	
23						Human Resources	896	952	1,320	1,320	<b>47%</b>	
24						Finance	1,231	882	1,310	1,310	<b>6%</b>	
25						I.T.	1,474	1,800	2,304	2,680	<b>82%</b>	
26						O.S.S.	366	428	492	492	<b>34%</b>	
27						Information Security	397	420	540	660	<b>66%</b>	
28						Internal Operations Total	4,716	4,842	6,326	6,822	<b>45%</b>	
29												
30						<b>SHARED AREAS</b>	9,877	13,091	13,451	14,081	<b>43%</b>	
31												
32						<b>CIRCULATION / NET TO GROSS AREAS</b>	18,006	18,281	21,211	23,131	<b>28%</b>	
33												
34						<b>TOTAL BUILDING GROSS SF</b>	47,378	51,803	59,975	65,309	<b>38%</b>	



# Space Projections

EXCELLENCE IN PROJECT DELIVERY

line	Facility	Department	Division	Space Ty	Staff/Iter	Notes	Existing SF	Current	Future Need 5-Year	Future Need 10-Year	% Change from Existing to Future 10-Yr	
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33												
34						<b>TOTAL BUILDING GROSS SF</b>	47,378	51,803	59,975	65,309	<b>38%</b>	

**OC Civic Center Std =  
260 gsf/pp**

**OCERS Existing Std =  
350 gsf/pp**

**OCERS 10-Yr Std=  
290 gsf/pp  
(does not include Board Chambers  
or Wellness Center)**



# Parking Projections

line		Stall Count			
		Existing	Current	Future 5-Year	Future 10-Year
1	<b>PARKING PROJECTIONS</b>				
2					
3	<b>Employee Parking</b>				
4	Employee Projections	198	127	169	191
5	Contractor Drop-In / Seasonal Assistance	incl above	5	9	9
6	Tenant Parking (Current leased space within OCERS HQ)	10	0	0	0
7		208	132	178	200
8	Anticipated Vacancy Factor				
9	Full Time - Vacancy Factor (10%)	incl above	114	152	172
10	Contractor Drop-In / Seasonal Assistance (75%)	incl above	2	3	3
11		208	116	155	175
12	<b>Visitor Parking</b>				
13	Board Meetings (Average Need)	incl abv	30	30	30
14	<b>Aggregate Parking Requirement (Employee w/ Vacancy + Visitor)</b>	<b>208</b>	<b>146</b>	<b>185</b>	<b>205</b>
15					
16					
17	SF Requirements	50,569	51,803	59,975	65,309
18	Code Calculation (3 stalls /1,000 gross sf)	<b>152</b>	<b>156</b>	<b>180</b>	<b>197</b>
19					







EXCELLENCE IN PROJECT DELIVERY

# Existing & Projected Areas



Shared Areas	Area	
	Existing SF	Future 10 Year SF
Lobby/Reception	680	876
Conference Rooms / Collaboration Areas	1,210	1,560
Training Center	509	600
Interview Rooms	764	1,080
Multipurpose Room	1,024	1,350
Central Breakroom	1,224	1,213
Kitchenette/Water/Coffee Bar	-	360
Central Shared Workroom & Supply	784	900
Wellness Center	-	2,300
Lactation Room	115	300
Restrooms	805	1,440
Storage, Bldg Support, Etc.	2,756	2,102
<b>Total</b>	<b>9,877</b>	<b>14,081</b>

3 Shared Spaces



EXCELLENCE IN PROJECT DELIVERY

# Summary

## Workstation Standards

- Adjusted to provide equitable, flexible workstations across OCERS
- 48% Offices : 52% Cubicles

## 10-Year Program Projections

- 53% increase in staff projections
- 38% increase in facility SF
- Parking normalized

## Shared Space

Increase in amenities offered to employees including many more collaboration areas, central resource areas, and wellness center

# Thank you!



Dustin Alamo

[dalamo@griffinstructures.com](mailto:dalamo@griffinstructures.com)



## Memorandum

---

**DATE:** December 21, 2023  
**TO:** Members of the Building Committee  
**FROM:** Manuel D. Serpa, General Counsel  
**SUBJECT:** DESIGNATING OCERS REAL ESTATE NEGOTIATOR UNDER GOVERNMENT CODE SECTION § 54956.8

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### Recommendation

1. The Committee identifies a designated negotiator to assist in negotiating leases with existing tenants of the property located at 1200 N. Tustin Ave., Santa Ana, CA 92705.

### Background/Discussion

The Brown Act provides that a legislative body may meet in closed session with its negotiator to discuss the purchase, sale, exchange, or lease of real property by or for the local agency (Gov. Code, § 54956.8). A “lease” includes a lease renewal or renegotiation. The purpose of this closed meeting exception is to grant authority to the legislative body’s negotiator on price and terms of payment for the real estate negotiations. Prior to the closed session, the Board or Committee must identify its negotiators, the real property that the negotiations may concern, and the names of the parties with whom its negotiator may negotiate. The designated negotiator may be a member of the legislative body itself.

The building, located at 1200 N. Tustin Avenue in Santa Ana, California, is owned by OCERS and currently has nine tenants with active leases whose agreements may need to be renegotiated.

Accordingly, Staff is recommending that the Building Committee designate one or more Real Estate Negotiators to assist in negotiating these leases. The Committee may then meet in closed session with this negotiator(s) pursuant to Gov. Code, Section 54956.8

### Submitted by:



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Manuel D. Serpa  
General Counsel



## Memorandum

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**DATE:** December 21, 2023  
**TO:** Members of the Building Committee  
**FROM:** Fong Tse, Senior Manager of Facilities & Operations Support Services  
**SUBJECT:** OCERS REPLACEMENT HEADQUARTERS PROJECT – SITE PLAN CONCEPTS

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### Background/Discussion

With the Needs Programming work completed and the Verizon Wireless communications cellular tower relocation site defined, our conceptual site planning subconsultant, RIOS, has made substantial progress in analyzing our Tustin Property's potential and have prepared draft concepts to present to the Committee for consideration and discussions.

### Submitted by:



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Fong Tse, P.E.  
Senior Manager of Facilities & Operations Support Services

# OCERS

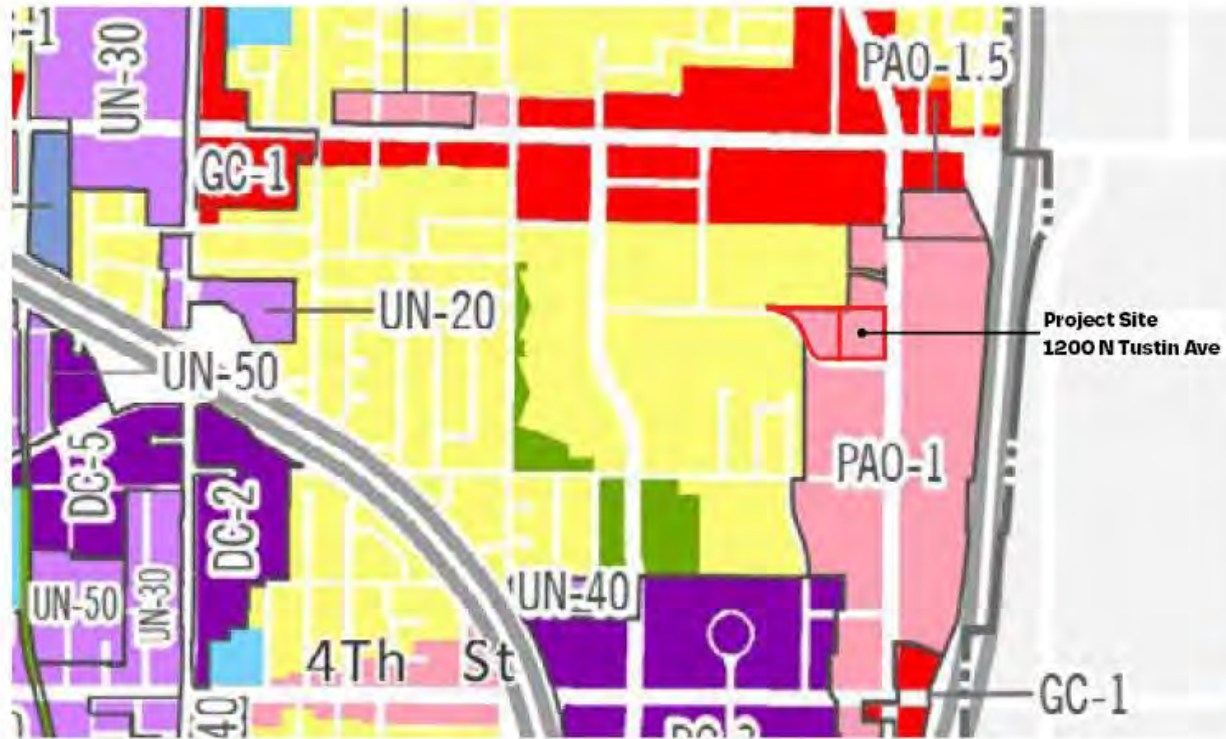
## Preliminary Yield Study

**Griffin Structures**  
December 21, 2023



# Zoning Analysis

Land Use & Density



**Current zoning code (adopted 2022)**

- Zoning designation : P (Professional)
- Allowable Density : 1.0 FAR
- Height Limit : 35' (3 stories)

**Originally entitled zoning code (1977)**

- Zoning designation : P (Professional)
- Allowable Density : 0.5 FAR
- Height Limit : 35' (3 stories)

1200 N Tustin Ave, Santa Ana, CA 92705-3508

Property Information	
Parcel	Legal Description
448-152-02	P 26,32 P+ 2 198 1
Lot	PDR 5
Tract	AM (1920)
Block	5A
Corner Start	754 15
Corner Stop	1000
Block Group	-
General Plan	PAC 8.5
zoning	P (Professional)

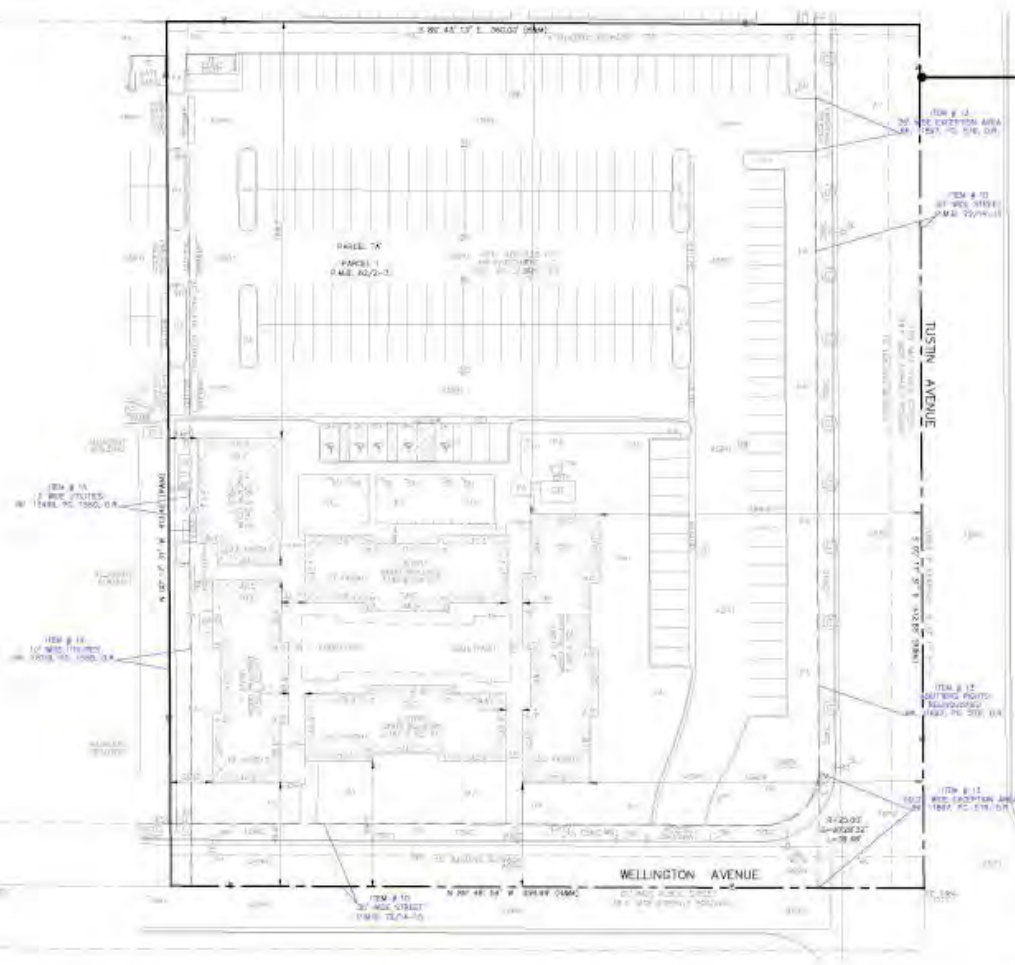
\* public parcel data pulled from Santa Ana planning and building dept

**Current Zoning Map**

- |  |   |   |
|--|---|---|
| LR-7, Low Density Residential          | INS, Institutional                          | FLEX, Industrial/Flex                     |
| LMR-11, Low-Medium Density Residential | OS, Open Space                              | UN, Urban Neighborhood                    |
| MR-15, Medium Density Residential      | PAO, Professional and Administrative Office | DBPOC, One Broadway Plaza District Center |
| CR-30, Corridor Residential            | GC, General Commercial                      | DC, District Center                       |
|  | IND, Industrial                             |   |

# Zoning Analysis

## Site & Property Analysis



**1200 N Tustin Ave**  
Total Area : 148,725.45 sq ft

**Allowable development under current zoning code (adopted 2022) :**

- 148,725.45 sq ft of Office
- 3 stories
- 35' height limit

**Allowable development under previously entitled 1977 zoning code :**

- 74,362 sq ft of Office
- 3 stories
- 35' height limit





# Zoning Analysis

## Potential Scenarios/Complications

### Reasons:

- 3 level schemes offer more flexibility in massing and is more realistic with a 80k SF GSF target
  - Trying to squeeze 80k SF within 2 levels would result in either:
    - a. a reciprocal covenant for shared parking of 40 stalls from the 2223 E Wellington property
    - b. needing a 3 level parking structure (~120' x 270')

### Potential Solutions & Process:

1. Pursue development with recommended 65k SF target for office and maintain development within 2 stories
  - Project will proceed by right, all municipal reviews/approvals would remain administrative, and the project would remain on the fastest track regarding schedule
2. Pursue development with 80K SF target at 3 levels total with a tighter floor to floor
  - Process will be similar to 1, but is not advised due to poor user experience
3. Engage in a process with the city to determine if project could gain a height increase bonus of up to 25%
  - Reach out and schedule a First Look meeting where the developer and the committee will review the initial concept plan
    - Requires a basic site plan, counts, drawings, diagrams to review where project stands with zoning
    - \$400 fee
    - This process is not a formal City Planning and Building review and can be useful in having a senior case planner and the committee make recommendations prior to engaging in the formal site development review process. They will also provide preliminary judgments on whether or not the project could be categorically exempt for any zoning restrictions (eg. height) and if not how intensive and how long the CEQA review and public hearing process could potentially be for the type and magnitude of the project
  - If categorically exempt, project should remain on an administrative review process and be on a fast track for approvals. Proceed to Site Development Review
  - If not exempt, either:
    - a. revert to solutions tracks 1 or 2
    - b. apply for a Minor Exception for the project requesting a 25% increase in height limit. This will trigger a CEQA review along with a formal public hearing/review process and will no longer be purely administrative

# Scheme 1

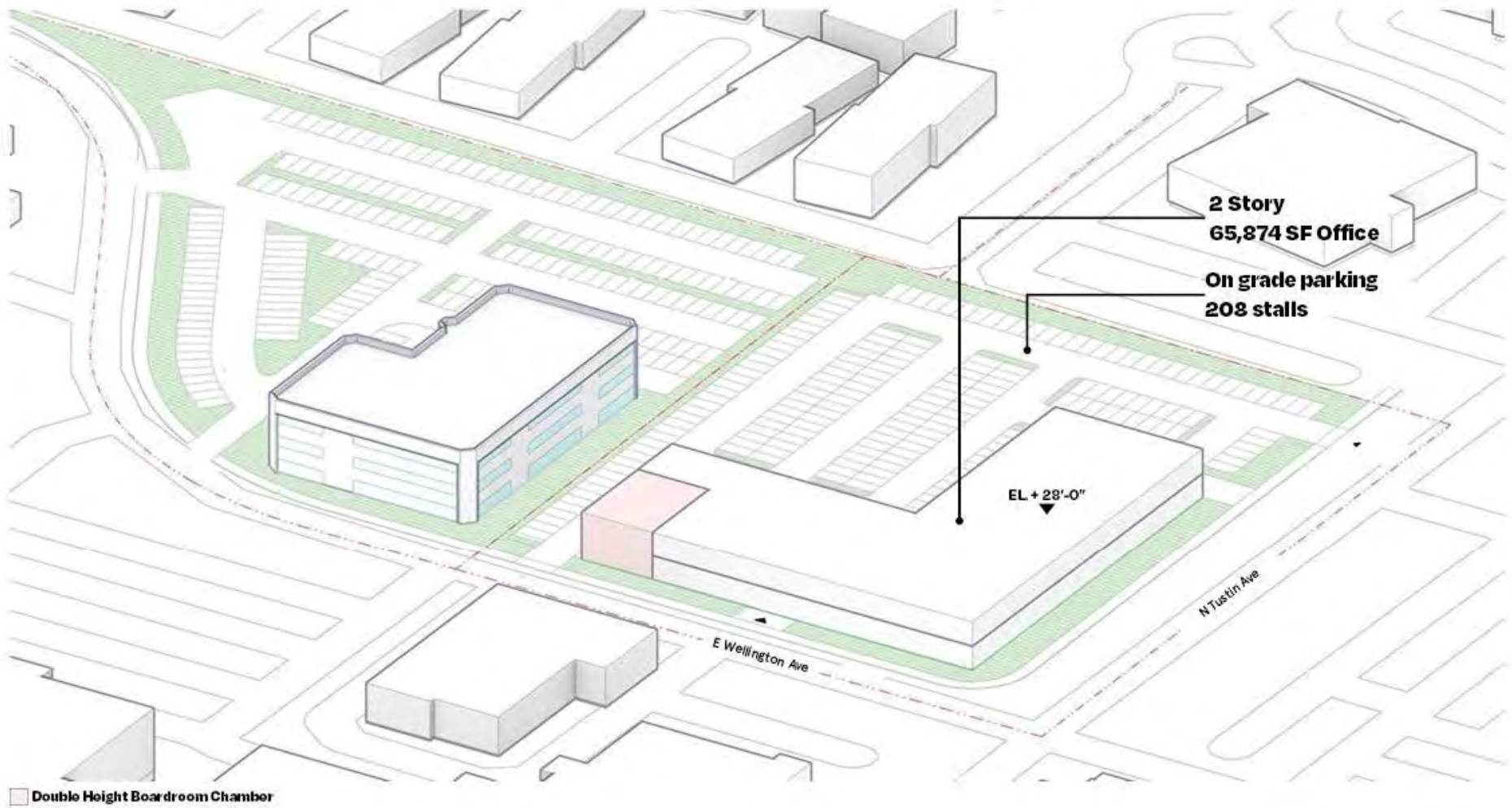
Ground Level Plan

Scale 1/64" = 1' - 0"



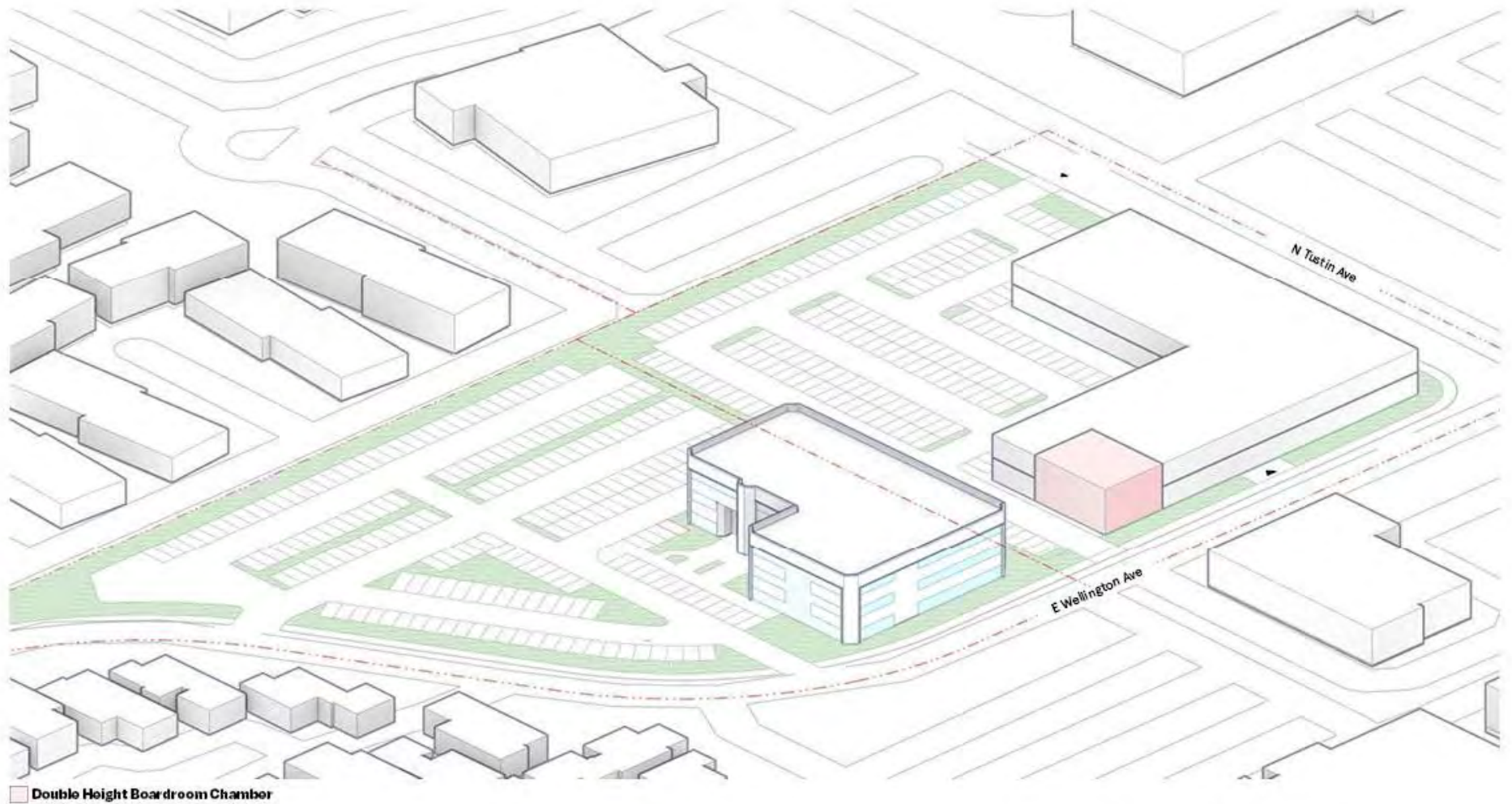
# Scheme 1

## Massing - View 1



# Scheme 1

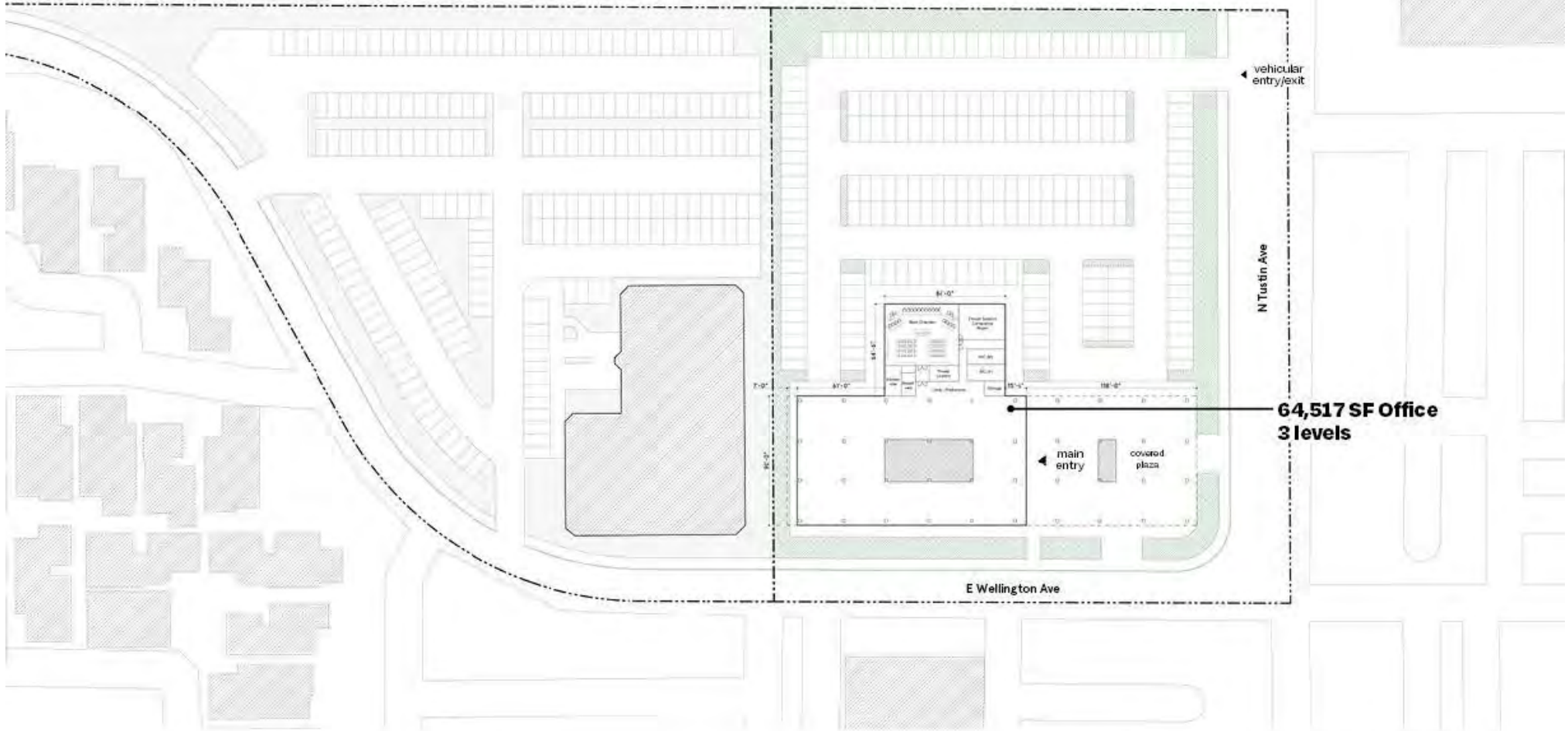
## Massing - View 2



# Scheme 2

Ground Level Plan

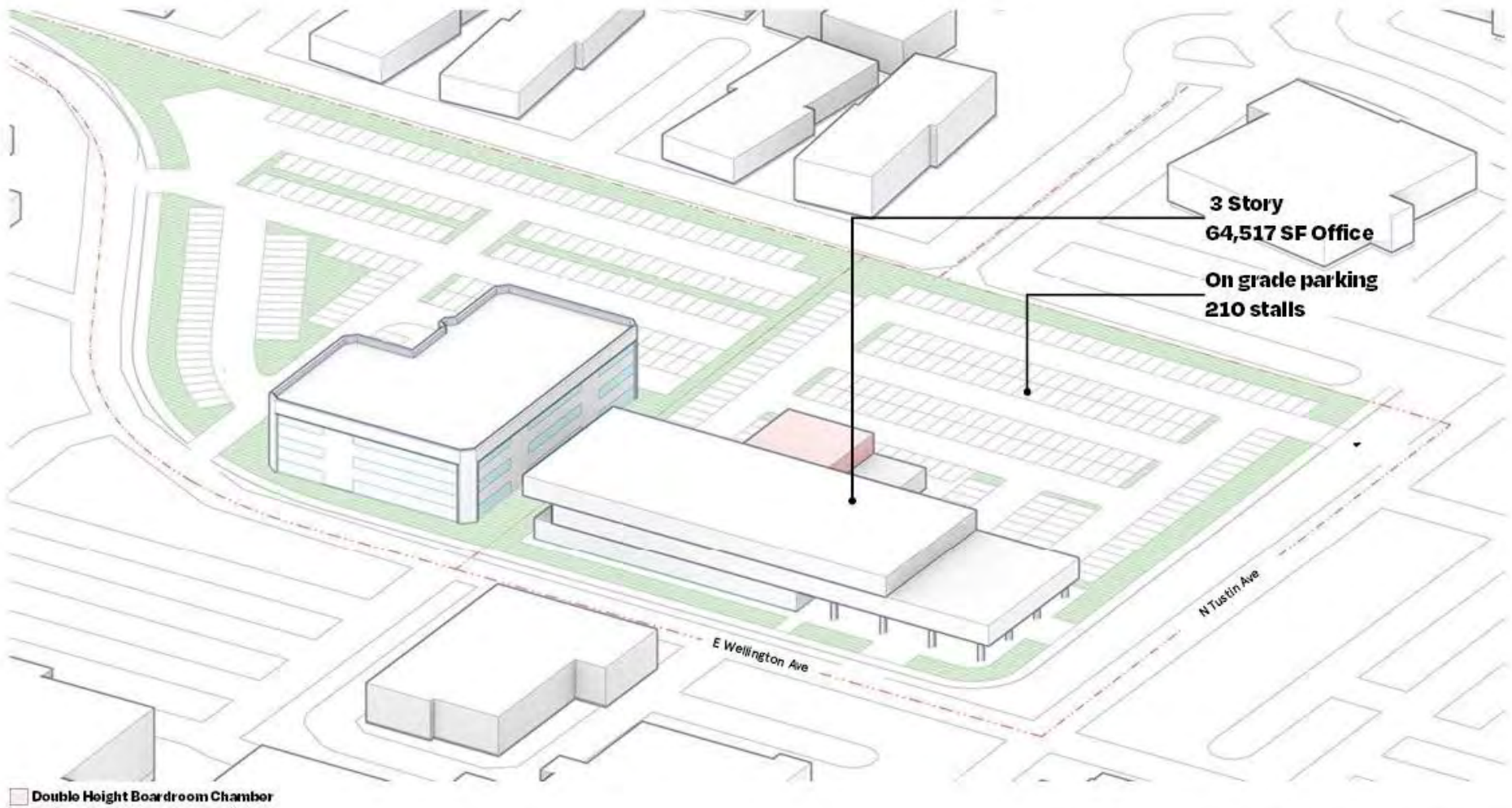
Scale 1/64" = 1' - 0"



**64,517 SF Office  
3 levels**

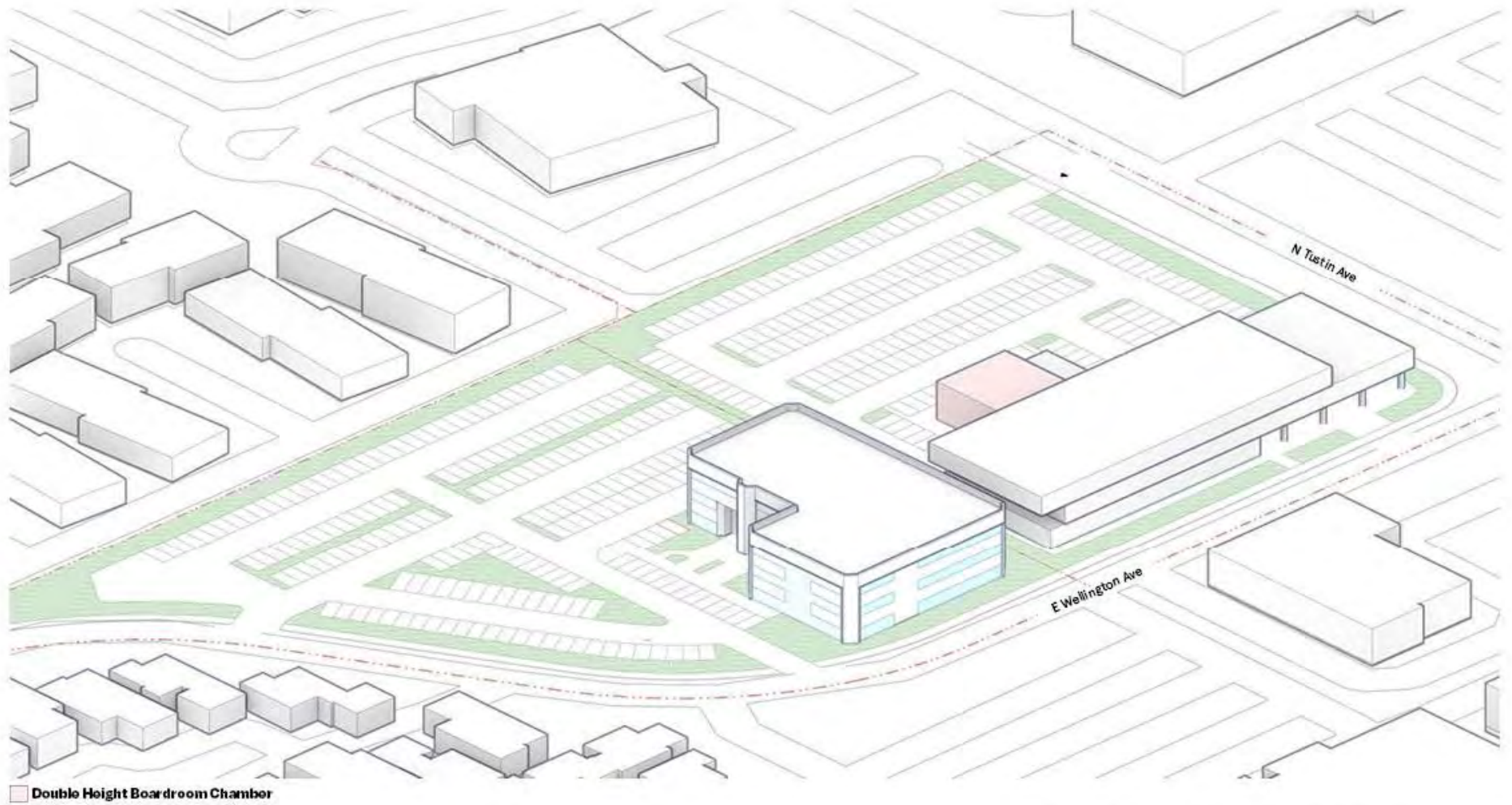
# Scheme 2

## Massing - View 1



# Scheme 2

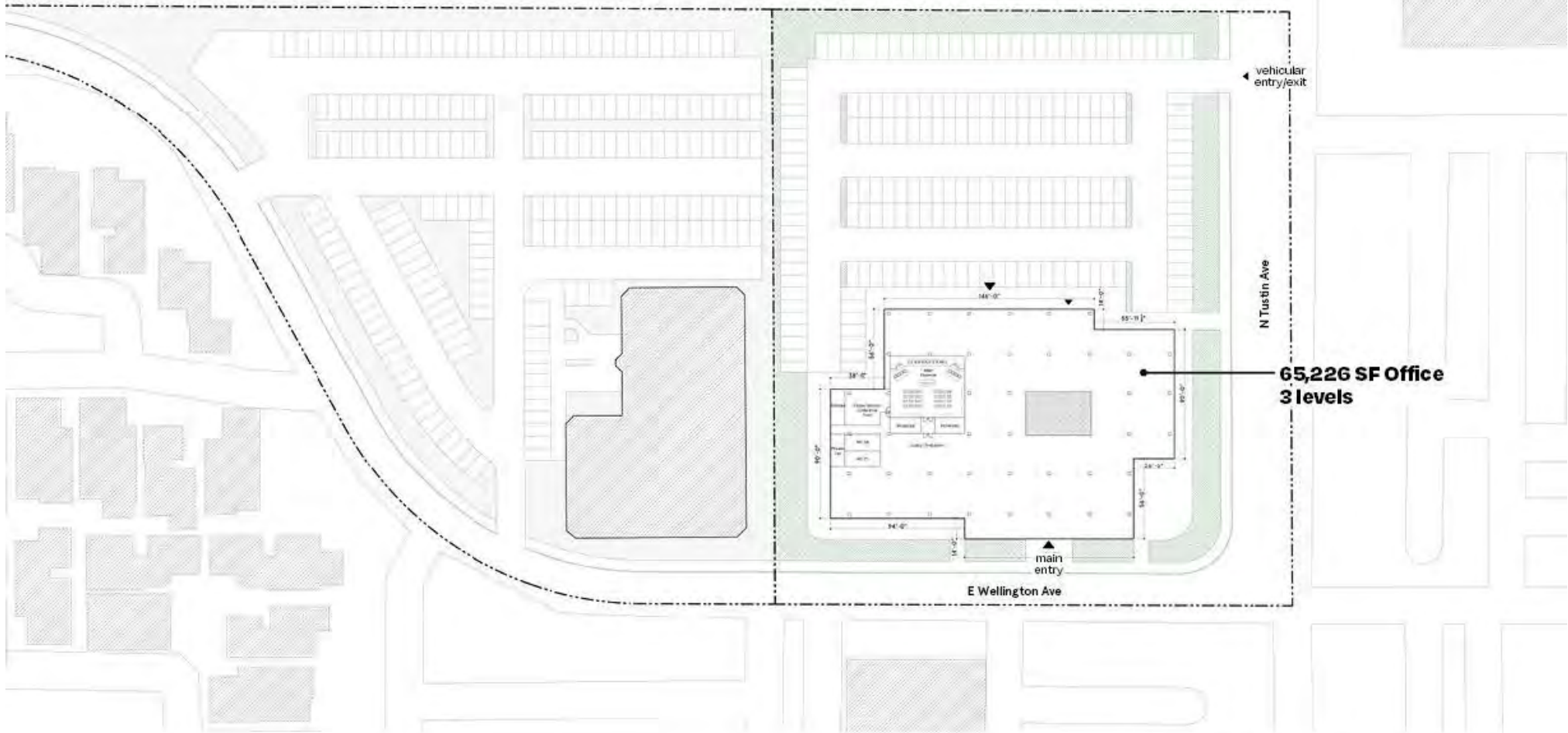
## Massing - View 2



# Scheme 3

Ground Level Plan

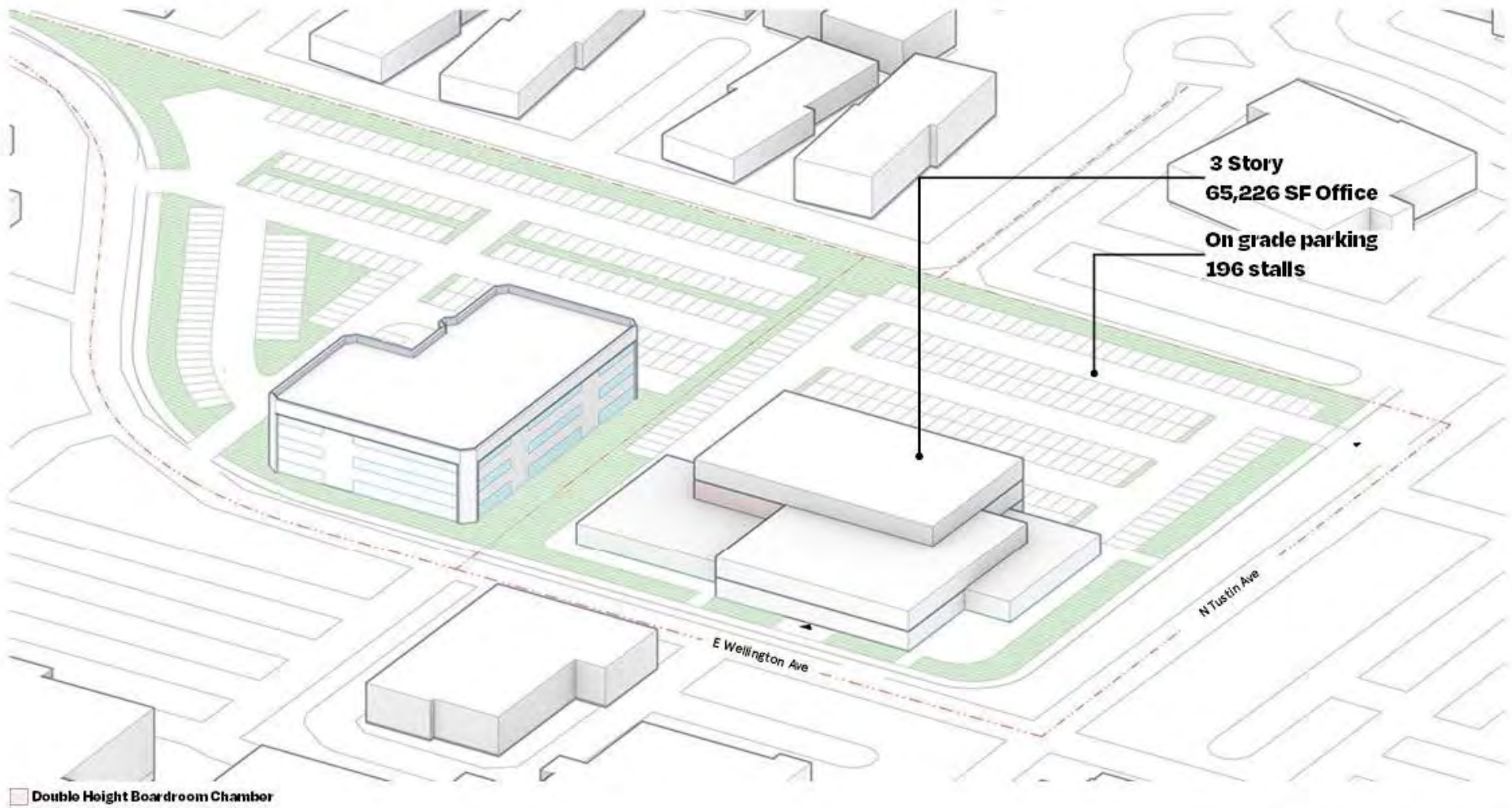
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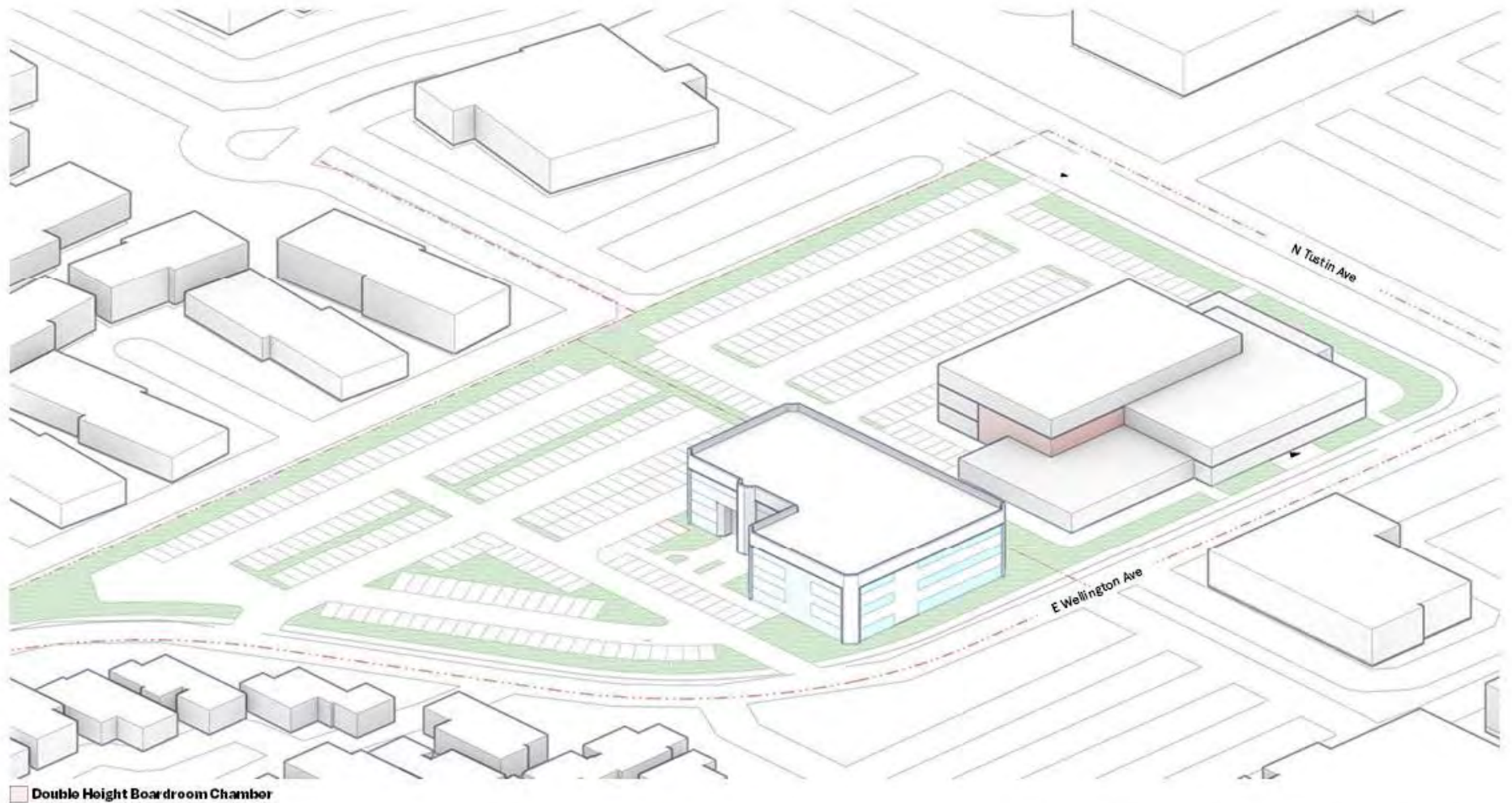
# Scheme 3

Massing - View 1



# Scheme 3

## Massing - View 2



# Scheme 4

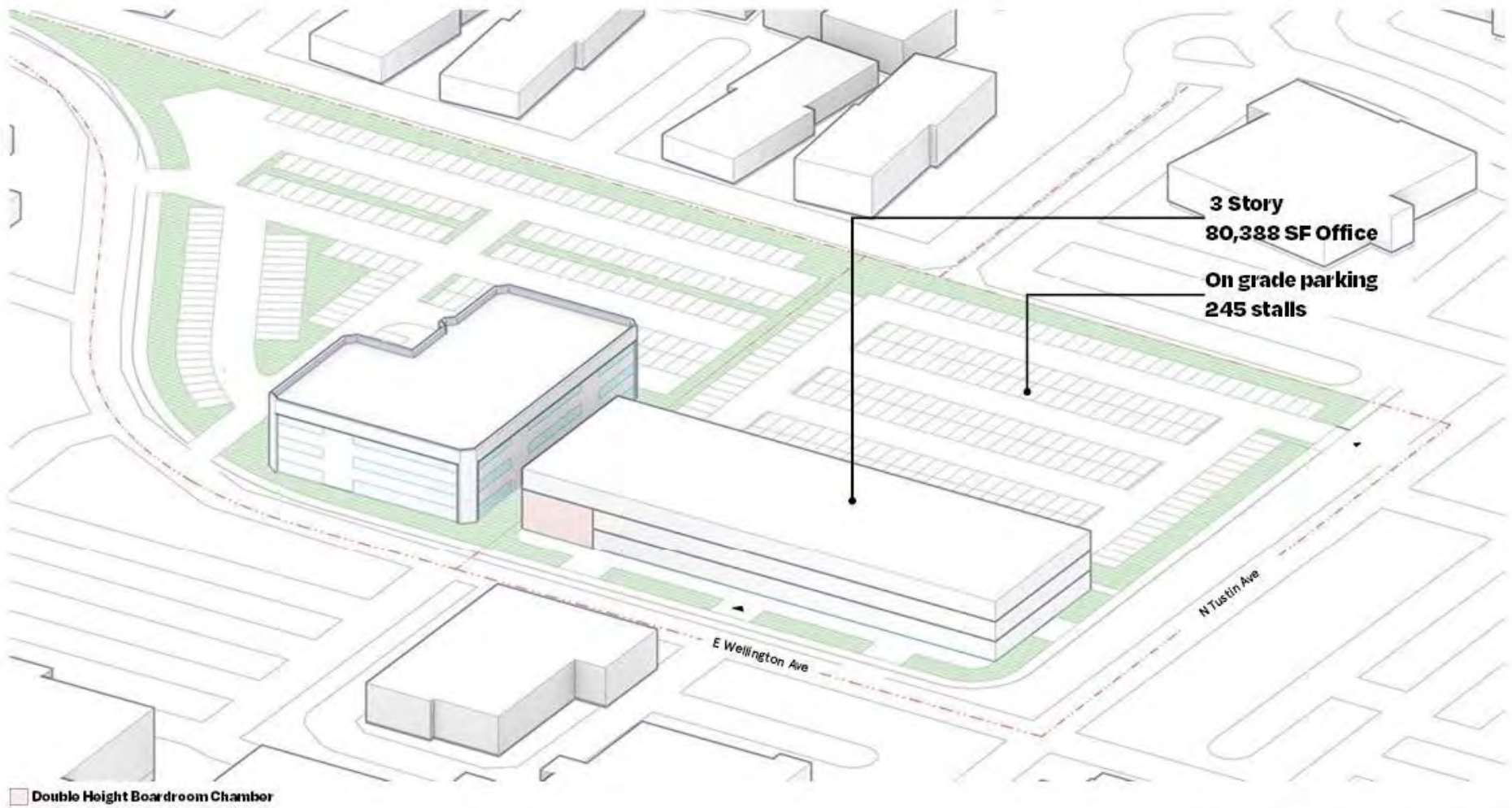
Ground Level Plan

Scale 1/64" = 1' - 0"



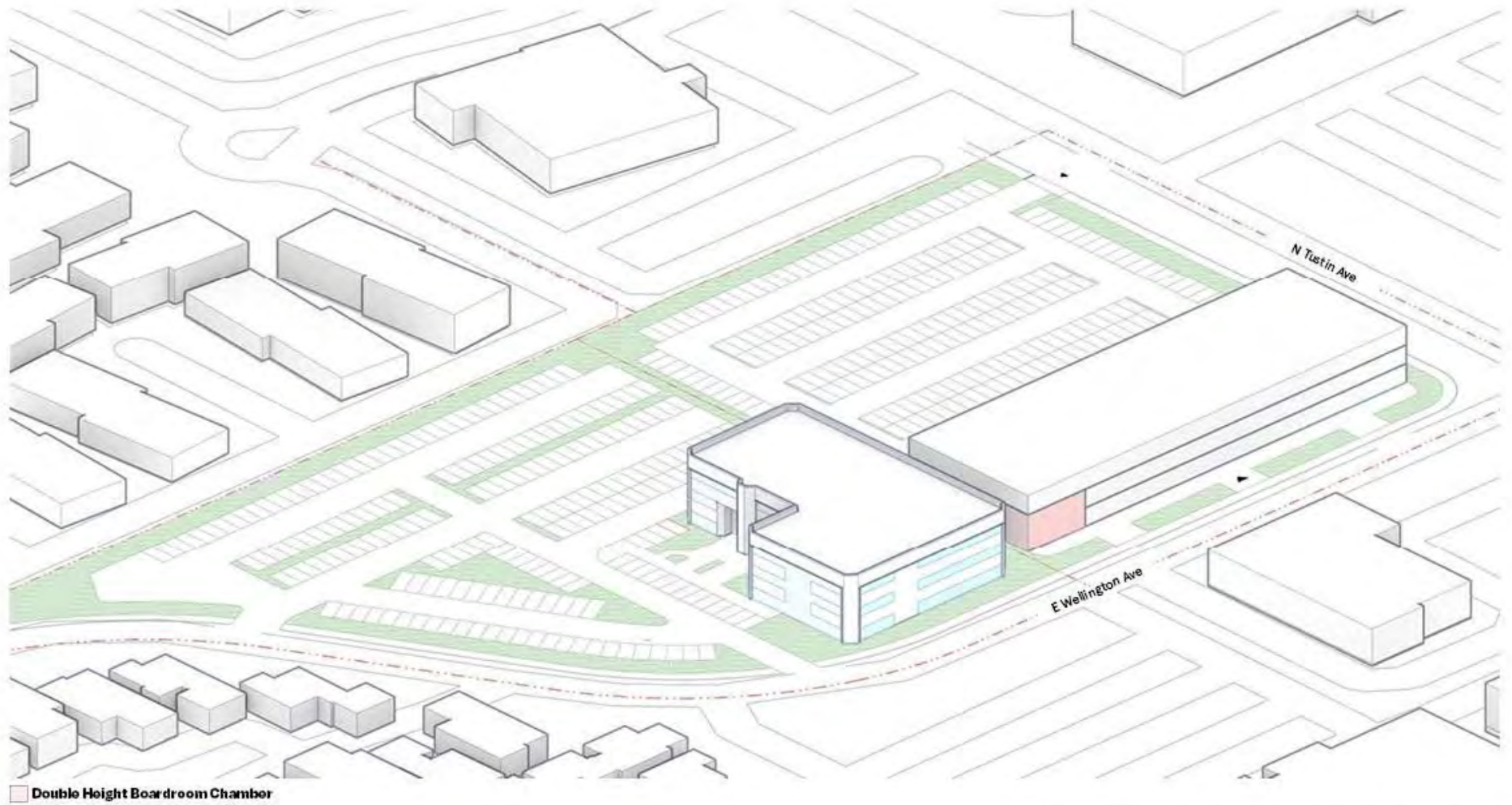
# Scheme 4

Massing - View 1



# Scheme 4

## Massing - View 2



# Scheme 5

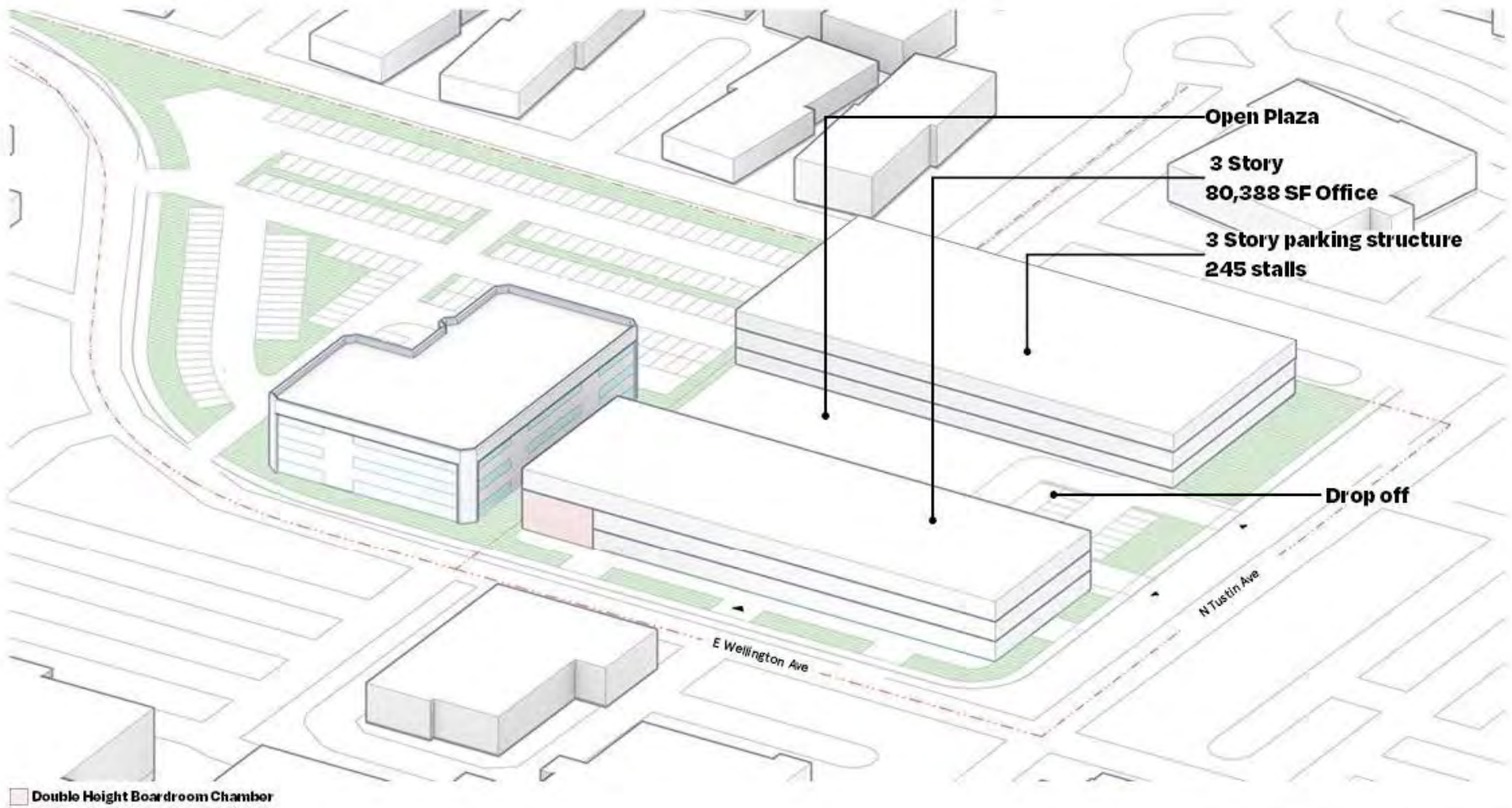
Ground Level Plan

Scale 1/64" = 1' - 0"



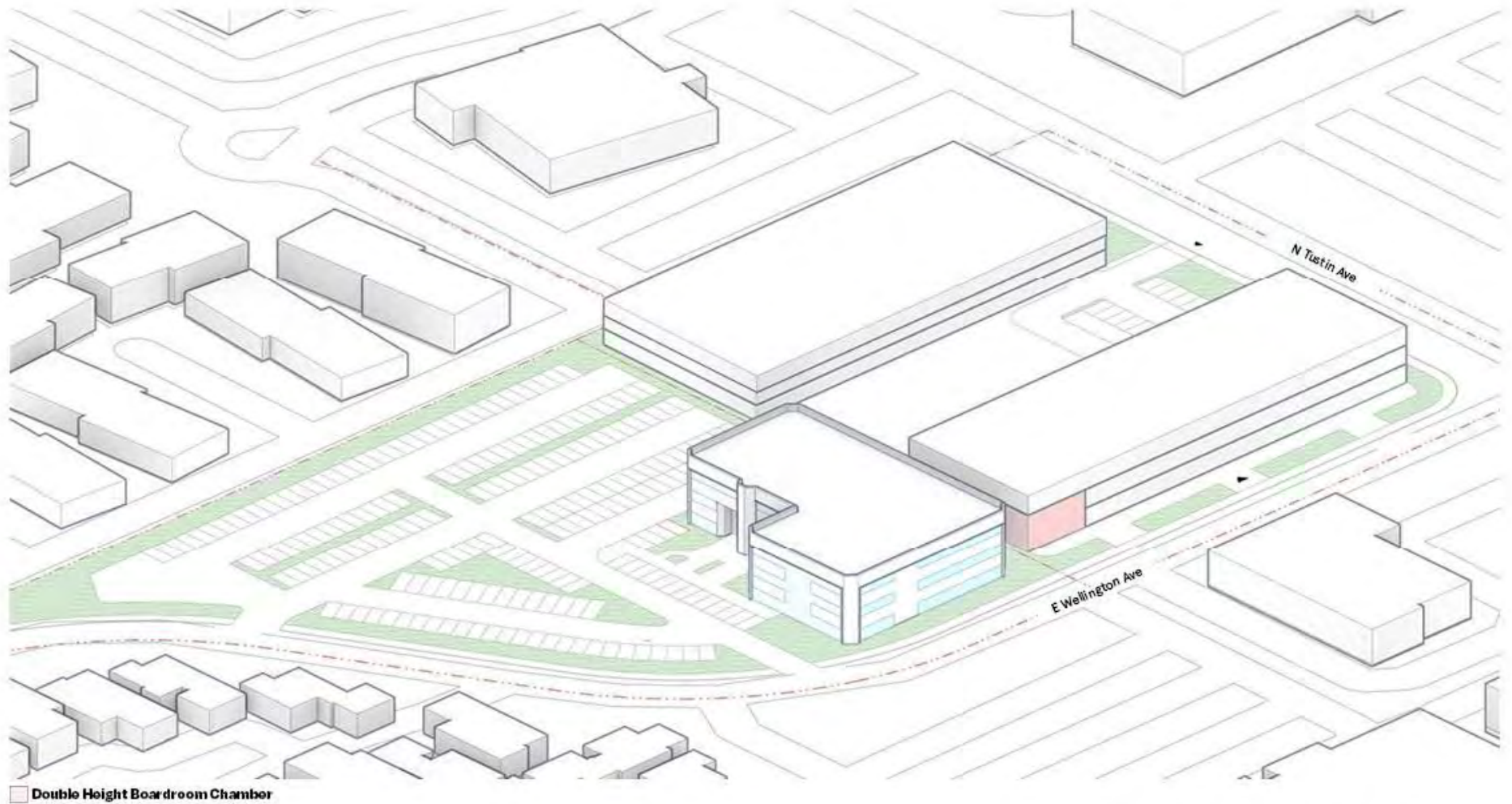
# Scheme 5

Massing - View 1



# Scheme 5

## Massing - View 2





# Scheme 6

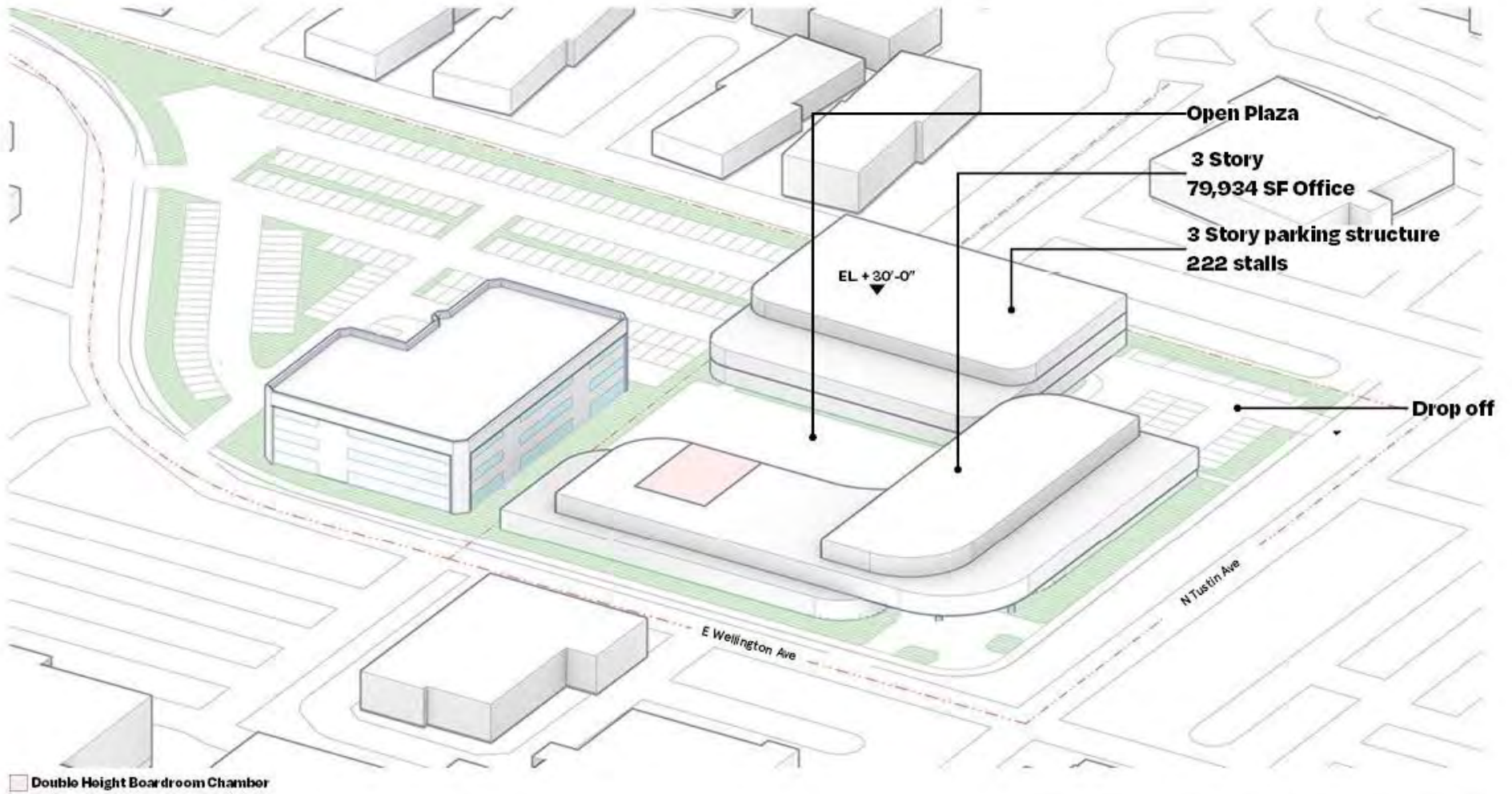
Ground Level Plan

Scale 1/64" = 1' - 0"



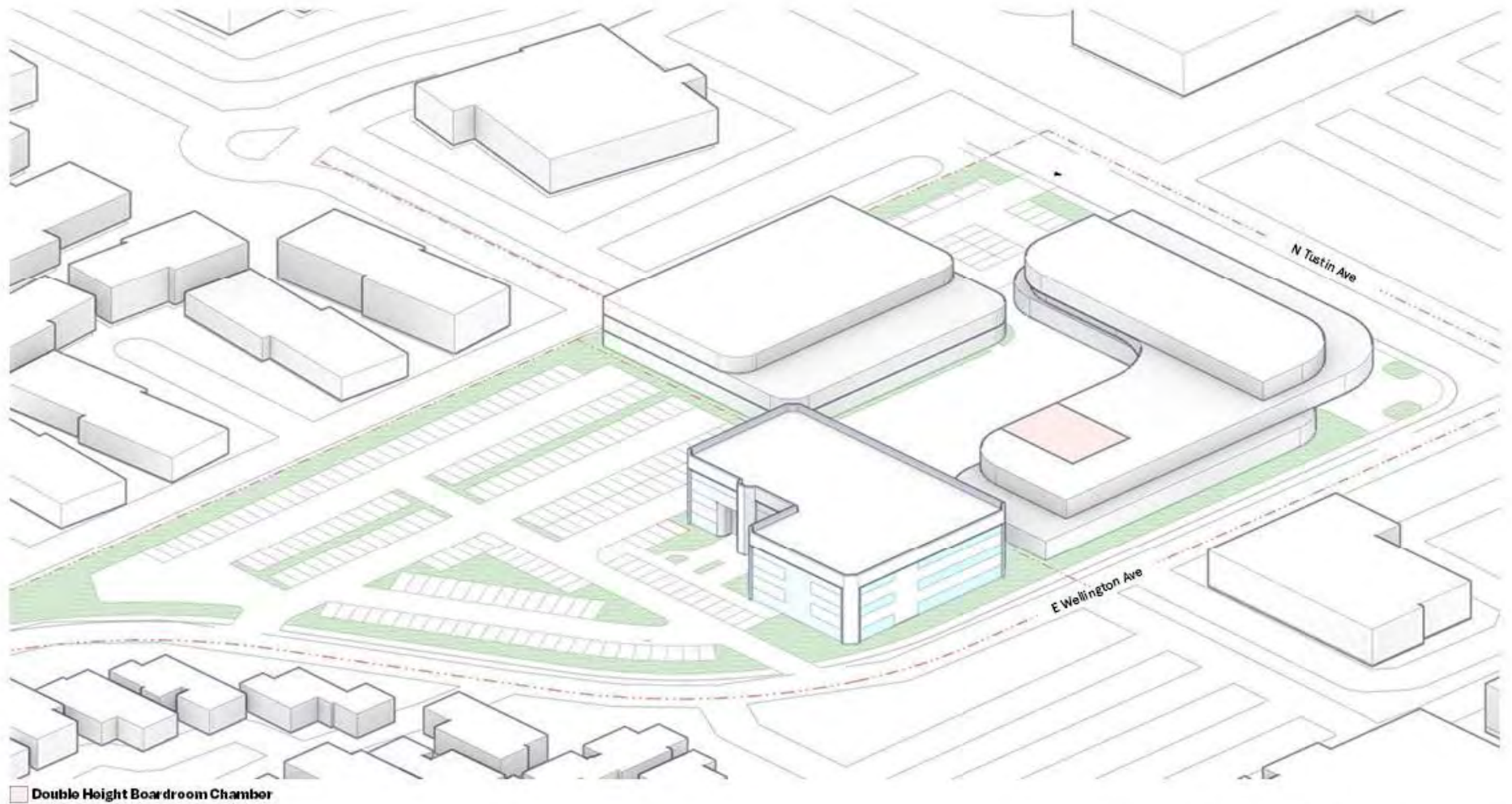
# Scheme 6

Massing - View 1



# Scheme 6

## Massing - View 2



# Scheme Comparison

Plans

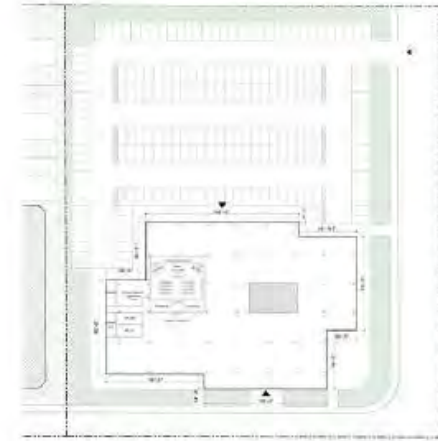
**65,000 SF OFFICE SCHEMES**



**option 1**

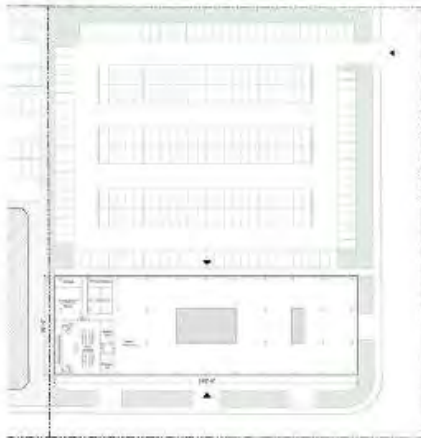


**option 2**



**option 3**

**80,000 SF OFFICE SCHEMES**



**option 4**



**option 5**



**option 6**

# Scheme Comparison

Massing

65,000 SF OFFICE SCHEMES



option 1



option 2



option 3

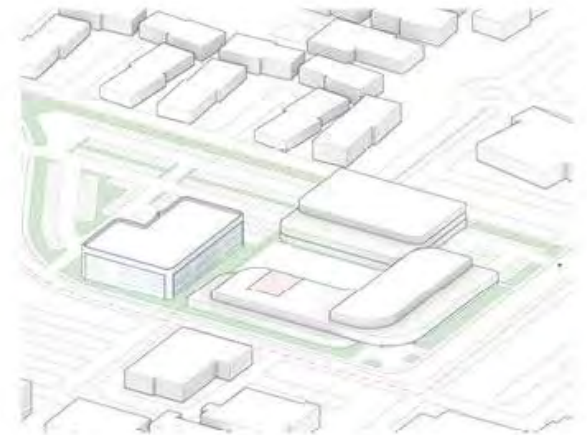
80,000 SF OFFICE SCHEMES



option 4



option 5



option 6



**OPINION OF PROBABLE  
FULL DEVELOPMENT COSTS**

# Orange County Employees Retirement System (OCERS) New Headquarters Project

December 21, 2023





EXCELLENCE IN PROJECT DELIVERY

## Qualifications and Assumptions

- All costs are based on current 2023 market conditions
- Costs are for full project development including direct building costs and indirect costs including design, fees, permits, inspections, and furnishings.
- Costs do not include finance, legal, land, or unknown offsite improvements.
- Costs are for generic rectangular buildings to accommodate stated programs, and don't necessarily cover all the options presented by RIOS
- Costs do not include CEQA processing fees or delays, should that become applicable



EXCELLENCE IN PROJECT DELIVERY

## Options Available Utilizing Existing By Right Entitlement

### Option 1:

- 65,000 sf Office
  - 2 Stories
  - Surface Parking
- = \$57.5 million

### Option 2:

- 65,000 sf Office
  - **15,000 sf Warm Shell Spec TI Space**
  - 2 Stories
  - Surface Parking **utilizing Wellington site**
- = \$64.5 million

### Option 3:

- 65,000 sf Office
  - **15,000 sf Warm Shell Spec TI Space**
  - 2 Stories
  - **Structured Parking**
- = \$80 million





EXCELLENCE IN PROJECT DELIVERY

## Additional Options Available with Variance on Height Limit

### Option 4:

- 65,000 sf Office
  - **3 Stories**
  - Surface Parking
- = \$58.5 million

### Option 5:

- 65,000 sf Office
  - **15,000 sf Warm Shell Spec TI Space**
  - **3 Stories**
  - Surface Parking
- = \$65.5 million

### Option 6:

- 65,000 sf Office
  - **15,000 sf Warm Shell Spec TI Space**
  - **3 Stories**
  - **Structured Parking**
- = \$81.5 million

### Option 7:

- 65,000 sf Office
  - **35,000 sf Warm Shell Spec TI Space**
  - **4 Stories**
  - **Structured Parking**
- = \$98.5 million

*Add to any option to make the boardroom a separate one-story wing = \$14 million*



## Memorandum

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**DATE:** December 21, 2023  
**TO:** Members of the Building Committee  
**FROM:** Fong Tse, Senior Manager of Facilities & Operations Support Services  
**SUBJECT:** **OCERS REPLACEMENT HEADQUARTERS PROJECT UPDATE**

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### Background/Discussion

Griffin Structures will provide a project and scheduling update on the OCERS Replacement Headquarters Project.

### Submitted by:



**FT-Approved**

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Fong Tse, P.E.  
Senior Manager of Facilities & Operations Support Services